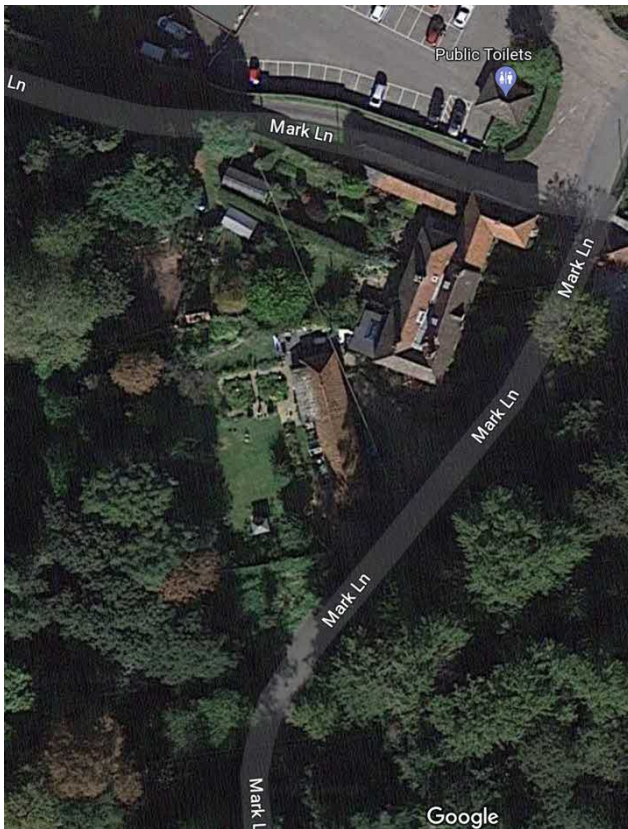


## Bridge Cottage - Santon Downham Planning Statement.

This report has been prepared in support of a planning application for a temporary change in use of three years, of a section of a residential garden. The proposal is for a commercial enterprise selling tea, coffee and cake from a caravan, currently on site. Using the existing footfall provided from walkers, ramblers and cyclists that pass through the village.

### Location

The site is a residential garden of 1/3 of an acre belonging to Bridge Cottage, situated off of Marks Lane in



Santon Downham.

### Site

The existing garden is roughly 36m long, by roughly 22m wide. The back section of the garden has been fenced off and comprises a space of 5m at narrowest point by 20m wide. It is laid mainly to lawn, with a gravelled area which the caravan stands on, leading to a 5 bar gate, which is the access point. The entire garden, is sunken into a natural slope. Historically it was the holding area for cattle, prior to milking when the property was part of the estate farm. As such, the site is not over looked and can only be seen from the road.



### Current Application

This application seeks planning approval for a temporary change of use (3 years) from domestic garden for a commercial enterprise to be run . The proposal is to use a converted caravan, already on site for 4 years, to operate as a stall selling ‘afternoon tea’, teas, coffee and cake. Operating times will be School and Bank holidays, outside of a block period running from May 1st - September 30th. Operating days and times will be Friday, Saturday, Sunday 11am - 16.00pm. There will be 6 tables, seating a maximum of 24 people at any one time, it is envisaged that at its busiest (potentially) it would see 1 client every 5 minutes.

### Landscaping

The area is already laid out to lawn and an area of gravel.

### Access

The existing access off of Marks Lane will be retained and serve as the only entrance/ exit. There is ample parking in the Forestry car park 60m away, a site already utilised by potential customers. Public toilets are also in the car park and would be open during the proposed opening times of the business.

